

006.A

0003

0004.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

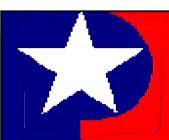
673,100 / 673,100

USE VALUE:

673,100 / 673,100

ASSESSED:

673,100 / 673,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		CHANDLER ST, ARLINGTON

OWNERSHIP	Unit #:	1
Owner 1: HALPERIN JUDITH		
Owner 2:		
Owner 3:		
Street 1: 15 CHANDLER ST #1		
Street 2:		

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y
Postal: 02474 Type:**PREVIOUS OWNER**

Owner 1: JOSEPHS JONATHAN -

Owner 2: JOSEPHS MADHU SHEILA -

Street 1: 15 CHANDLER ST #1

Twn/City: ARLINGTON

St/Prov: MA Cntry
Postal: 02474**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1920, having primarily Wood Shingle Exterior and 1505 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7211																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	673,100			673,100		220684
							GIS Ref
							GIS Ref
							Insp Date
							05/14/18

PREVIOUS ASSESSMENT								Parcel ID	006.A-0003-0004.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	673,100	0	.	.	673,100		Year end	12/23/2021
2021	102	FV	653,800	0	.	.	653,800		Year End Roll	12/10/2020
2020	102	FV	644,100	0	.	.	644,100	644,100	Year End Roll	12/18/2019
2019	102	FV	596,500	0	.	.	596,500	596,500	Year End Roll	1/3/2019
2018	102	FV	528,400	0	.	.	528,400	528,400	Year End Roll	12/20/2017
2017	102	FV	482,400	0	.	.	482,400	482,400	Year End Roll	1/3/2017
2016	102	FV	482,400	0	.	.	482,400	482,400	Year End	1/4/2016
2015	102	FV	446,300	0	.	.	446,300	446,300	Year End Roll	12/11/2014

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
JOSEPHS JONATHA	162-78	2	7/19/2021		865,000	No	No			14532
TODD KATHRYN S,	156-104	2	12/9/2019		716,000	No	No			
FRIEL JAMES P,	128-44		10/28/2013		500,000	No	No			
DEVELOPMENT WEL	U70-88		12/15/2000		374,900	No	No	4		

BUILDING PERMITS											ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
3/25/2009	162	Redo Bat	6,900						9/15/2021	SQ Mailed	JO	Jenny O					
									1/23/2020	SQ Mailed	MM	Mary M					
									5/14/2018	Measured	DGM	D Mann					
									5/24/2001	External Ins	PM	Peter M					

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH				Undisplayed Areas: GLA: 1505			
Type: 99 - Condo Conv				Full Bath: 2	Rating: Very Good														
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 2 - Conc. Block				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:														
Sec Wall:	%			OthrFix:	Rating:														
Roof Struct: 1 - Gable																			
Roof Cover: 1 - Asphalt Shgl																			
Color: BEIGE																			
View / Desir: N - NONE																			
GENERAL INFORMATION																			
Grade: C+ - Average (+)																			
Year Blt: 1920	Eff Yr Blt:																		
Alt LUC:	Alt %:																		
Jurisdict: G11	Fact: .																		
Const Mod:																			
Lump Sum Adj:																			
INTERIOR INFORMATION																			
Avg Ht/FL: STD																			
Prim Int Wal 2 - Plaster																			
Sec Int Wall:	%																		
Partition: T - Typical																			
Prim Floors: 2 - Softwood																			
Sec Floors: 4 - Carpet	20 %																		
Bsmnt Flr: 12 - Concrete																			
Subfloor:																			
Bsmnt Gar:																			
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 1 - Oil																			
Heat Type: 3 - Forced H/W																			
# Heat Sys: 1																			
% Heated: 100	% AC:																		
Solar HW: NO	Central Vac: NO																		
% Com Wal	% Sprinkled																		
CALC SUMMARY																			
Basic \$ / SQ: 305.00				COMPARABLE SALES				SUB AREA								SUB AREA DETAIL			
Size Adj.: 1.34767437				Rate Parcel ID Typ Date Sale Price				Code Description Area - SQ Rate - AV Undepr Value				Sub Area % Usbl Descrip % Type Qu # Ten							
Const Adj.: 0.98010004								GLA Gross Liv Ar 1,505 402.860 606,306											
Adj \$ / SQ: 402.861																			
Other Features: 86500																			
Grade Factor: 1.10																			
NBHD Inf: 1.20000005																			
NBHD Mod:																			
LUC Factor: 1.00																			
Adj Total: 914504																			
Depreciation: 241429																			
Depreciated Total: 673075																			
MOBILE HOME																			
Make:				Model:				Serial #				Year:				Color:			
SPEC FEATURES/YARD ITEMS																			
PARCEL ID 006.A-0003-0004.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N																Total Yard Items:	Total Special Features:	Total:	